

Redington Place Condominium
Minutes of the Board of Directors Meeting
June 29, 2022

Location of meeting: Redington Place Condominium unit 202

Present at the meeting and establishment of quorum: Scott Vignery (via telephone-Management Company Ameritech); Cheryl Saccone-Albritton (President); Michael Longino (VP); Brad Henningsen (Member at-large); Robert Mattacheiro (Treasurer); Sal Licciardi (Secretary); Susan Reiter (Engineering project liason). In addition, Lee Levoir (engineer) was present to explain the bid process from the vendors. A quorum was established to proceed.

The meeting was called to order at 4:12 PM by Board President Cheryl.

Old Business:

A. Scott Vignery reported on Lazotte Welding: Lazotte Welding gave us a quote to place the Wire cabling in the Window openings of the garage to better secure outside access deterrence. A copy of the quote was not available at the meeting however Scott attempted to Read the quote as follows: Close off the Large window side penetrations: \$1800 each. Close off small window penetrations each \$1200. To replace EXISTING GATE HEIGHT each \$6400, to raise height of wire to close full gate opening \$7800.

Mike Longino summarized and felt the welding quote seems high. Scott mentioned that it has been difficult to get reasonable quotes due to vendors "cherry picking" jobs.

Brad Henningsen made a motion to obtain more bids from additional welders and gate companies. This was seconded by Michael Longino and it carried unanimously.

New Business:

1. Discussion of engineering project and work

A. Lee Levoir explained how the bid spreadsheet he provided works. Mike Longino asked Lee if the "clicked on selections" for the upgraded walkway and balcony finishes were chosen because they were "best for us". Lee explained that was **not the case**, they were just an example of how the spreadsheet works. Many had not actually received the spreadsheet from Lee . Some members had received it. Lee explained that the waterproofing membrane that was selected for our project had to be "breathable" as the our slab construction here at RP includes a slab on metal pan system. The metal pan can trap moisture therefore the membrane topping the slab must be breathable. Both of the finish materials have the **same longevity roughly speaking per Lee.**

B. Brad Henningsen spoke and asked Lee a question about the obvious Bid spread amongst the 5 bidders. **Lee Levoir** believes we had a "successful bid process". He mentioned that "mobilization and demobilization" and "general conditions" always have the widest bid spreads amongst the different contractors as some contractors

will build certain material costs into one of these categories instead of where you might expect to find them. **You cannot split the bids amongst the different contractors, it is one contractor only that must do the work we outline, whatever that might be.**

- C. Sal Licciardi** asked this question: If the amount of work to be accomplished is (as of yet) unknown as we do not yet know the extent of spalling damage to the underlying concrete; why not choose the lowest bidder. The bids presented represented "educated guesses" as to quantity by Biller Reinhardt. Also presumably Biller Reinhardt has worked with many of these contractors and has found them acceptable in quality over time. I also asked what criteria satisfy "mobilization and demobilization". Answer: Must be a named storm causing them to have to remove equipment from the building. **Rob Mataracheiro** asked how we know the quantity of work done is billed accurately to us. Answer: Lee from Biller Reinhardt will be verifying all quantities. They will be our "eyes and ears" on the job site to watch out for our interests and verify all work.
- D. Mike Longino asked Lee "what is the priority list" for this scope of work?**
In general we struck the following from the bid items:
1. Strike item 27 "trash room door replacement".
 2. Strike item 28 "Roof ac tie down clip replacement"
 3. Strike item 29 "garage slab on grade cementitious overlay removal" and **replace with Brad's potential contractor (details?)**
 4. Strike for now item 32 "Garage slab on grade drain install" which currently DOES NOT HAVE A PRICE ATTACHED TO ANY BID AND WOULD BE ADDITIONAL
 5. Strike item 38 "Ground level metal guardrail/handrail painting" and **replace with dedicated quote for suitable replacement of railings outside the scope of this engineering project (Cheryl has an outdated bid for 13k, undoubtedly higher now and needs to be updated) + replace beach gates and side window in garage work. QUOTES FOR THIS NOT COMPLETE.**
- E. Susan Reiter** asked if all balconies will need to be waterproofed or just some? This opened a large discussion with the engineer about the feasibility of doing some and not others relative to the WATERPROOFING MEMBRANE if the existing one "looks good". **Lee Levoir** answered as follows: Our existing membrane is clearly at the end of its useable service life and must be removed, strip all exterior walkway, stairways, and balconies to concrete; water test for ponding/repair, then water proof with the new membrane and EITHER of the 2 topcoats (to be determined as of yet). Lee gave an example of another project whereby the board decided to waterproof walkways but not balconies because this particular condo had owners with tile on them. Nobody wanted to remove the tile. Turned out that 15% of the balcony surface area required repair but it ended up costing 70% of the cost to have just done the entire surface in the first place.
- F. Mike Longino ran the interactive spreadsheet removing the items 27,28,29,32,38 from Lee's scope.** He asked "is everybody ok removing those items mentioned above from Lee's project scope. The consensus was that this was fine. Relative to the ground level fencing around the pool and seawall, there is a newer section and an older section. Removing the painting from Lee's bid in favor of replacing the older section of fence out of the scope was approved unanimously. An updated quote for new fencing outside of the engineering quote is necessary.
- G. Sue Reiter brought up a point of giving owners a few choices to include them in the process as a way of making this pending significant**

assesment more palatable. (such as whether to change the color scheme of the building).

- H. LEE MENTIONS THE NEXT STEPS WHICH IS TO PICK 2 CONTRACTORS AND REQUEST THAT HE RE-PRICE THE CONTRACT WITH THOSE 2 BIDDERS. Mike asks if I can send an email to Lee asking him to re-price the contract using the 2 lowest bidders and striking the items from the scope listed above
- I. **Cheryl asked if Lee might be able to get a quote for Elevator AC due to the heat factor in the elevator should it get stuck.** This will have to be done outside of his scope as he does not have the contacts for this.

Lee left the meeting at this point and additional questions were asked by Brad as to necessity of painting the door frames and jambs (item 34) as well as item 35 (stairway metal painting). These will remain in the scope following discussion.

A general discussion occurred about items such as hot tub, pool resurfacing, awnings which were not deemed essential to this project scope and the upcoming assessment and/or would require a potential vote of the membership.

A general discussion of drainage issues in the garage were had. **Susan Reiter** asked why should we include the garage surface stripping and repair when we have nothing in the scope to address the obvious drainage problem. **Mike Longino has videos** he took during the intense rain event that occurred due to thunderstorm activity. He maintains that a good portion of our garage water comes from the La Contessa watershed to the south. It became evident during this general drainage discussion that the water influx problem and the plumbing are not being solved during this engineering project and it **was never bid out as it is a plumbing and engineering design issue.**

2. Scott Vignery to look up our current status of vendors with regard to frequency of service and cost for:

- a. **Lawn Pest control (Anti-pesto): Satisfactory**
- b. **Lawn fertilization regimen: Floridian pest control.** It was requested that they be terminated and replaced as they were observed by some owners last year to arrive on site, stick a sign in the grass, and leave.
- c. **Irrigation-** Rob asked for some new vendor to come and look at our irrigation system and assess where improvements could be made. It should be noted, with longer irrigation times and a few thunderstorms, the grass is looking pretty good at this time.
- d. **Request pool vendor to look at the West (nearest gulf side) pool light which is non-functional.** Otherwise Board consensus was that people appeared happy with the pool vendor.
- e. **Cheryl inquired about the kayak and bike rooms.** Time course for completion as she has made multiple requests to proceed to finish these projects.
- f. **Christmas palms planted up front did not get planted properly.** They killed 2 bushes in the process which had to be removed by us and discarded. Also the crepe myrtle is the wrong color (it is white instead of red). This was done by Forever green Tree service. Scott Vignery had requested that Destiny get somebody back here to address this.
- g. **Dog area:** The job done with the artificial grass and the rock around the palm is less than acceptable. Request made of Scott to try to get the vendor back to remove the 6 ft. circumference white stone and fix the artificial turf.

- h. **Andy to paint the pipes in the areas of breezeway:** (Mike to get the paint specs for Scott and will communicate same via email).
- i. **Bicycle room:** Andy reported to Cheryl that only 10 bikes can fit in the bike room. Wall mounted rack system was purchased. Cheryl requested a meeting with Andy. She feels more than 10 can fit in the room by staggering the bike mounts or inverting 1 bike opposite the other. Cheryl will meet Andy with her bicycle so that we can mount a single bike to gauge whether or not more than 10 will in fact fit.
- j. **Andy will hold off on painting the seawall as it is too warm.**
- k. **La Contessa barbecue pit area** shines extensively north and Cheryl was blinded by same. Please have La Contessa adjust.

3. Rental requirements: Sal Licciardi will put together a rental requirement draft for the board to review relative to rental fee, background check, application process. He will draft a proposed updated rules list.

4. LA CONTESSA WATER SHED DRAINAGE: Mike and Rob observed extensive flooding in our garage. The national weather service said 4 inches of rain fell during that short period of time so it was an extensive rain event. Nonetheless, questions were raised as to the North side (of La Contessa) retention pond and the fact that overflow occurs on to our property when that retention pond reaches spillway status (ie. full). Mike has extensive video documentation during the event.

Motion to adjourn made by Michael Longino at 6:43 pm.

Next meeting: Not set at this time.